

Homekey 2.0

2021 Request for Proposals
Staff Recommendations

December 21, 2021



CITY OF OAKLAND

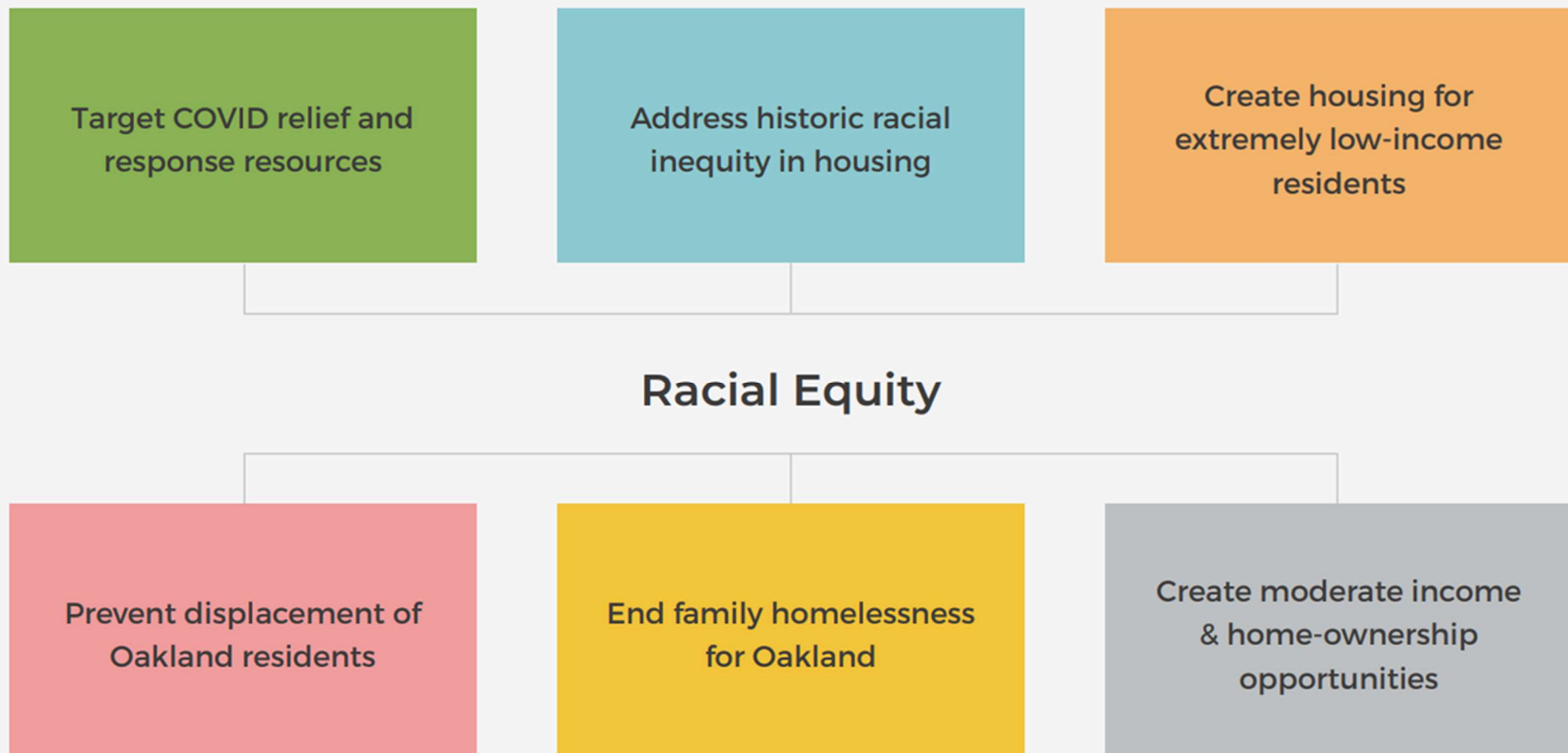
Department
Housing and Community Development₁



Agenda

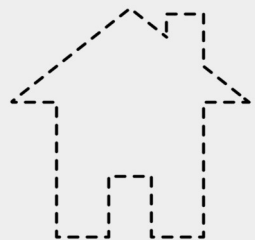
- Context for Recommendations
- Homekey Background
- Homekey 1.0 Updates
- Homekey 2.0 Process and Projects
- Next Steps

HCD Strategic Action Plan



Homelessness, Race, and Equity

Point-in-Time
Count



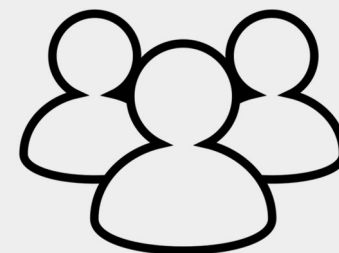
Oakland



Racial
Disparity



Homekey
Demographics



4,071

Homeless people
living in Oakland

50%

of people who are
homeless in Alameda
County live in Oakland

70%

of people who are
homeless in Oakland
are Black

80%

of Oakland Homekey
units are occupied by
Black residents



We need more permanent, deeply affordable and supportive housing
to end homelessness

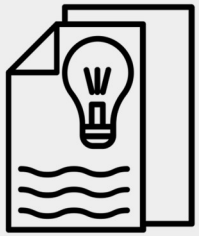
The Homekey program presents an incredible opportunity to address racial and economic inequity through rapidly delivering deeply affordable and permanent supportive housing units for Oakland's unhoused residents.

The State Homekey Program will provide **\$1.45 billion in 2021-22**

to sustain and rapidly expand housing for persons experiencing homelessness or at-risk of homelessness and who are impacted by or at increased risk for medical diseases or conditions due to the COVID-19 pandemic.

Homekey 1.0

Projects



3

Homekey 1.0
Projects

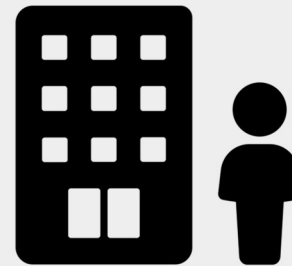
Units



162

Deeply affordable
units for unhoused

Occupancy



70%

As of December
2021

Demographics



98%

BIPOC residents

Homekey 1.0

Clifton Hall



- Repurposed college dormitory for over 100 residents
- 20 units for family shelter and 41 units for homeless seniors
- Shared kitchens on each floor

Inn at Temescal



- Repurposed motel
- 21 units for homeless veterans
- Shared kitchen and common space in repurposed lobby

BACS Scattered Sites



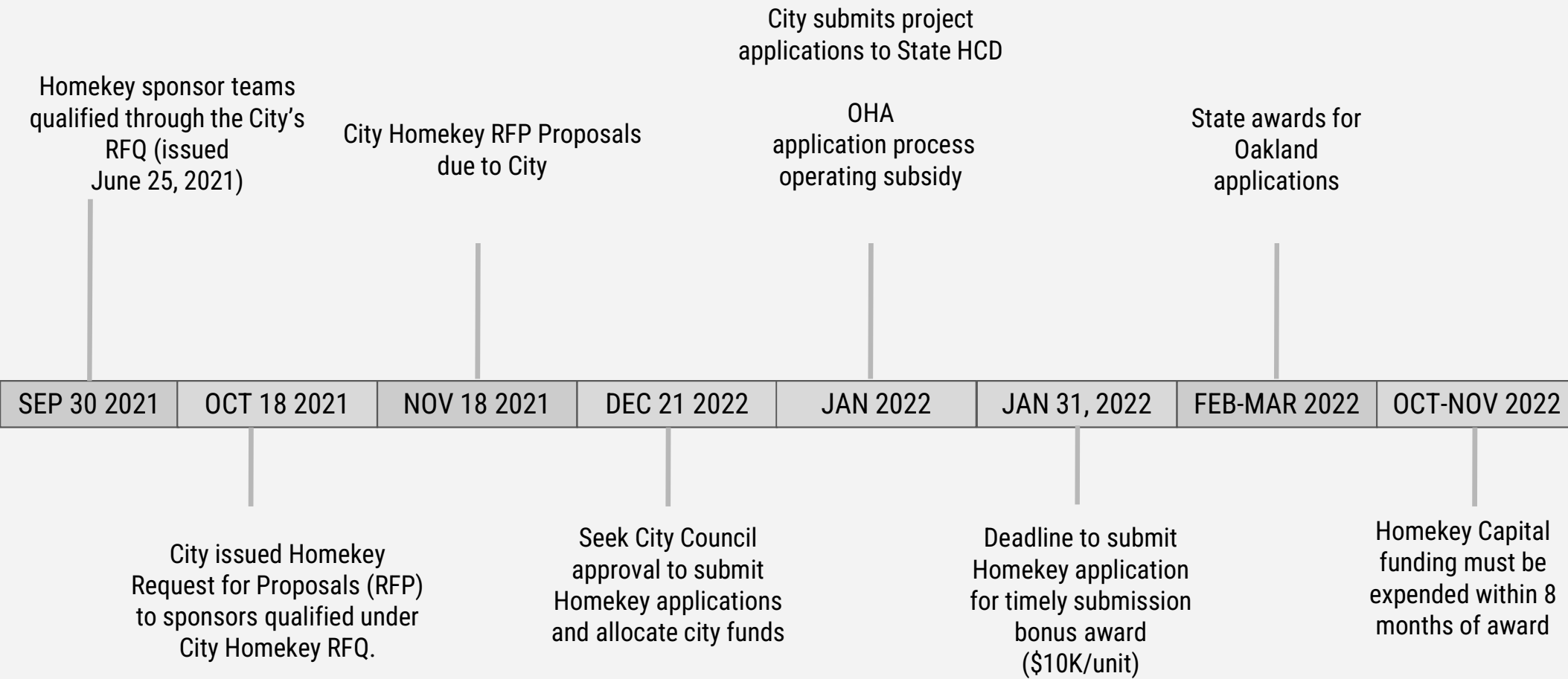
- 15 Single family homes
- 80+ rooms for individuals who are homeless
- Shared kitchens and bathrooms

Public Outreach

City staff conducted significant outreach for the 2021 Homekey Request for Qualifications (RFQ) and Request for Proposals (RFP)

Event	Date	Approach
Homekey webpage established with RFQ, RFP, general updates	June 2021 - now	https://www.oaklandca.gov/topics/city-homekey
Homekey RFQ issued for qualified teams and seller expressions of interest	Issued June 25, 2021 Due July 30, 2021	Email outreach to developers, service providers, property owners, Councilmembers and East Bay Housing Organizations (EBHO).
RFQ Pre-Application/Q&A Meeting (Zoom)	July 15, 2021	Emails sent to above distribution lists. Recorded meeting and Q&A's posted on Homekey webpage.
Homekey RFP issued for Homekey proposals	Issued October 18, 2021 Due November 18, 2021	Direct email to teams qualified under the Homekey RFQ, distributed to Councilmembers, 1:1's with Councilmembers.
RFP Pre-Application/Q&A Meeting (Zoom) RFP "Office Hours" Meeting (Zoom) RFP "Office Hours" Meeting (Zoom)	October 25, 2021 November 5, 2021 November 10, 2021	Meeting info included in RFP. Meeting info sent to all RFQ qualified teams Recorded meetings and Q&A's posted on Homekey webpage.
EBHO Oakland Committee Meeting (Zoom)	July 28, August 25, September 22, October 27	City staff presented at EBHO meetings.




Timeline

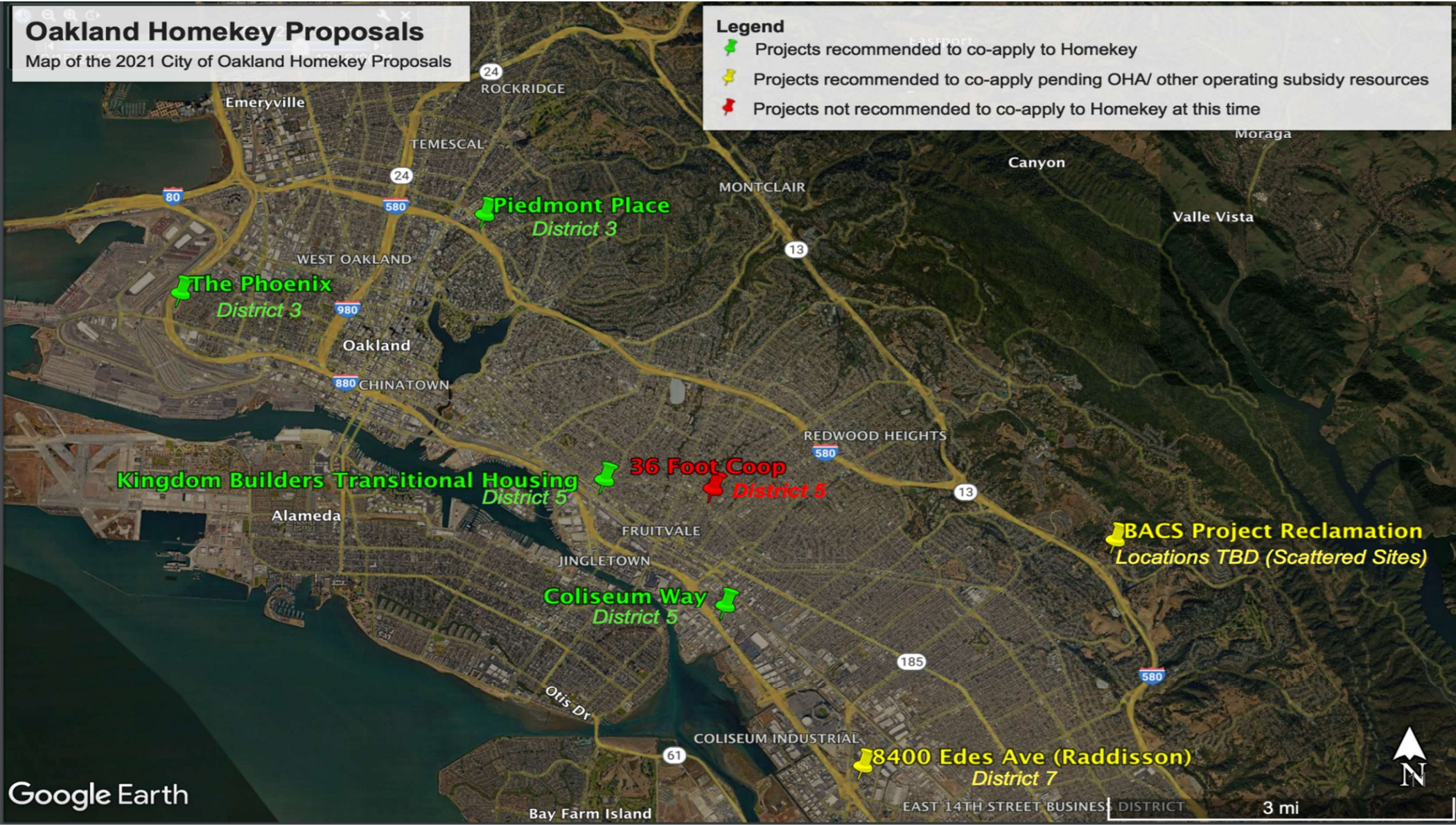


Oakland Homekey Proposals

Map of the 2021 City of Oakland Homekey Proposals

Legend

-  Projects recommended to co-apply to Homekey
-  Projects recommended to co-apply pending OHA/ other operating subsidy resources
-  Projects not recommended to co-apply to Homekey at this time



Google Earth



3 mi

All Homekey RFP Proposals

Recommended Action	Project Name	Project Sponsors	Homeless Units	Target Population
Co-apply to Homekey with no City funds required	1. Kingdom Builders Transitional Housing Program	Kingdom Builders Transitional Housing Program (Kingdom Builders Christian Fellowship)	34 transitional units (76 beds)	Homeless Youth, Formerly incarcerated homeless individuals
	2. The Phoenix	East Bay Asian Local Development Corporation (EBALDC) and Allied/Abode	52 permanent units	Chronically Homeless
Co-apply to Homekey with City capital and operating commitments	3. Piedmont Place	MPI Homes and Bay Area Community Services (BACS)	44 permanent units	Chronically Homeless
	4. Coliseum Way	Danco and Operation Dignity	36 permanent units	Chronically Homeless
Co-apply to Homekey if non-City operating funds are secured and conditions met	5. Radisson	Shangri-La Industries, LLC and Step Up On Second Street Inc.	287 permanent units	Chronically Homeless
	6. BACS Project Reclamation	Bay Area Community Services (BACS)	50 permanent units	Chronically Homeless
Do not co-apply to Homekey at this time	7. 36 Foot Coop	Arcspace/BACLT/ USF Architecture and Community Design Team/ BDE/ Unity Council/Tiny Logic/ Neighborhood/Idev Data/ BACLT/Landless People's Alliance	82 permanent units	Homeless

Kingdom Builders Transitional Housing



Kingdom Builders Transitional Housing Program

Address	Council District	Project Sponsors	Homeless Units	Target Population	Funding Requested	Recommended Action
2317 International Blvd	5 - Gallo	Kingdom Builders Transitional Housing Program (Kingdom Builders Christian Fellowship)	34 transitional units (76 beds)	Homeless Youth, Formerly incarcerated homeless individuals	Homekey \$5,921,000 Capital City Capital Match \$0 City Operating Subsidy \$0	Co-apply to Homekey with no City funds required

The Phoenix



The Phoenix



The Phoenix

Address	Council District	Project Sponsors	Homeless Units	Target Population	Funding Requested	Recommended Action
801 Pine St	3 - Fife	East Bay Asian Local Development Corporation (EBALDC) and Allied/Abode	52 permanent homeless units + 48 units @ 50% AMI + <u>1 manager unit</u> 101 total units	Chronically Homeless	Homekey \$15,402,355 Capital City Capital Match \$0 City Operating Subsidy \$0	Co-apply to Homekey with no new City funds required

Piedmont Place



Piedmont Place

Address	Council District	Project Sponsors	Homeless Units	Target Population	Funding Requested	Recommended Action
55 MacArthur Blvd	3 - Fife	MPI Homes and Bay Area Community Services (BACS)	44 permanent units	Chronically Homeless	Homekey \$12,980,000 Capital \$1,893,706 Operating City Capital Match \$3,300,000 City Operating Subsidy \$4,391,582	Co-apply to Homekey with approximately \$3,300,000 City capital and \$3,350,000 City operating commitments

Coliseum Way



Coliseum Way

Address	Council District	Project Sponsors	Homeless Units	Target Population	Funding Requested	Recommended Action
4801 Coliseum Way	5 - Gallo	Danco and Operation Dignity	36 permanent units	Chronically Homeless	Homekey \$10,020,000 Capital \$1,326,900 Operating City Capital Match \$4,200,000 City Operating Subsidy \$8,547,900	Co-apply to Homekey with approximately \$4,200,000 City capital and \$6,650,000 City operating commitments

Radisson



8400 Edes Avenue (Radisson)

Address	Council District	Project Sponsors	Homeless Units	Target Population	Funding Requested	Recommended Action
8400 Edes Ave	7 - Reid	Shangri-La Industries, LLC and Step Up On Second Street Inc.	287 permanent units	Chronically Homeless	Homekey \$60,740,000 City Capital Match \$0 City Operating Subsidy \$30,669,067	Co-apply to Homekey if non-City operating funds are secured

BACS Project Reclamation

Address	Council District	Project Sponsors	Homeless Units	Target Population	Funding Requested	Recommended Action
TBD	TBD	Bay Area Community Services (BACS)	50 permanent units	Chronically Homeless	Homekey \$9,876,715 City Capital Match \$0 City Operating Subsidy \$3,353,000	Co-apply to Homekey if non-City operating funds are secured and eligible properties are identified

Fiscal Impact: Sources

Funding Type	Funding Sources	Amount Available
Local Capital Match: Up to \$12,900,000 available	Measure KK	Up to \$4,017,588
	Excess Redevelopment Bond Funds	Up to \$3,904,705
	HOME Investment Partnerships American Rescue Plan Program (HOME-ARP)	Up to \$4,977,707
Operating: Up to \$10,000,000 available	Homeless Housing, Assistance and Prevention (HHAP)*	Up to \$10,000,000

*HSD is also bringing a resolution to Council on 12/21/21 to accept and allocate up to \$10M of HHAP to these projects.

Fiscal Impact: Uses

Funding Authorization	Project Funding Requested	Project Funding Recommended
Local Capital Match: Up to \$9,000,000	\$3,300,000 Piedmont Place + <u>\$4,200,000 Coliseum Way</u> \$7,500,000 Total	\$3,300,000 Piedmont Place + <u>\$4,200,000 Coliseum Way</u> \$7,500,000 Total Up to \$9,000,000, pending Homekey underwriting
Local Operating Subsidy*: Up to \$10,000,000	\$4,391,582 Piedmont Place + <u>\$8,547,900 Coliseum Way</u> \$12,939,482 Total Through Year 15 of operations	\$3,350,000 Piedmont Place + <u>\$6,650,000 Coliseum Way</u> \$10,000,000 Total Through Year 12 of operations

*HSD is also bringing a resolution to Council on 12/21/21 to accept and allocate up to \$10M of HHAP to these projects.

Contract Compliance Waivers

Homekey has an urgent deadlines for construction and occupancy

- Homekey provides land use and CEQA streamlining measures
- Request waiving applicable City compliance programs for local streamlining (L/SLBE, LEP, and Oakland Apprenticeship Programs)

Next Steps

- City Council adopts resolution December 21, 2021
- Oakland Housing Authority conducts funding allocation process in early January 2022
- Project teams and City staff generate remaining content to submit State Homekey NOFA applications by mid-January 2022

Recommendations

Staff Recommendations for City Council Resolution:

1. Authorize City Administrator to apply for, accept, and enter into Standard Agreements for up to \$120 million of State Homekey capital and operating funds
2. Allocate City local capital matching funds for up to \$9 million and enter into Homekey grant agreements for up to 6 recommended projects
3. Authorize HHAP grants up to \$10 million for long term operating funds for Piedmont Place And Coliseum Way
4. Waive City requirements for Local And Small Local Business Enterprise (L/SLBE) Program, Local Employment Program, and Oakland Apprenticeship Program